



CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Set Public Hearing for November 18, 1992 to Consider **Update** of Development Impact Mitigation Fees

MEETING DATE: November 4, 1992

PREPARED BY : Public Works Director

RECOMMENDED ACTION: That the City Council Set a Public Hearing for November 18, 1992 to consider updating the City's Development Impact Mitigation Fees.

BACKGROUND INFORMATION: This Council Communication setting the public hearing includes the staff report for the hearing thus providing background information fourteen days before the hearing as required by State law.

The City's Development Impact Mitigation Fee Program, adopted in 1991, provides for an annual update of the fees based on the Engineering News Record 20 Cities Construction Cost Index. Further adjustments can be made if there are substantial changes in the fee program projects, their costs, or other factors.

The projects, costs, need for improvements and relationship between the need and impacts of the various types of development are substantially the same as contained in the 1991 Lodi Development Impact Fee Study prepared by Nolte and Associates and Angus McDonald & Associates. Minor changes in street projects have occurred which offset each other in terms of costs under the fee program. Costs for Kettleman Lane (Highway 12) widening are higher due to widening and traffic signal relocations approved by the Council in conjunction with the Wal-Mart project. However, Federal funding for some traffic signals included in the program will offset these costs.

The only other potentially substantial change involved the cost of land acquisition for basins and parks. The Study calculations used a land value of \$100,000 per acre as of January 1990. The fee calculation process used in establishing the fees adopted in late 1991 included an inflation factor which updated this value to roughly \$106,000. The City has received appraisals on two basin sites. Negotiations have not been completed on either site, but the average appraised value was \$105,000 per acre. Thus, no additional adjustment in the Storm Drainage or Parks and Recreation fees is recommended because of land value.

The recommended adjustment to the fees consists of a 3.61% increase based on the Engineering News Record 20 Cities Construction Cost Index, all as shown in Exhibit A and the draft resolution. The total increase for single-family residential development is \$1,460 per acre or roughly \$300 per dwelling.

APPROVED:

THOMAS A. PETERSON
City Manager




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Development Impact Mitigation Fees
November 4, 1992
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As a matter of information as required by State law, the Impact Fee Fund balances, revenues, expenditures and interest paid for fiscal year 91/92 are shown on Exhibit B.

FUNDING: None required.



**Jack L. Ronske
Public Works Director**

Prepared by Richard C. Prima, Jr., Assistant City Engineer

JLR/RCP/lm

Attachments

**cc: City Attorney
Finance Director**

Exhibit A**1992 Development Impact Mitigation Fee Update**

	Fee per Residential Acre Equivalent per Resolution #:	
	91-172	92-xxx
Water Facilities	\$ 5,710.	\$ 5,920.
Sewer Facilities - General	\$ 1,090.	\$ 1,130.
- Lift Station		
Kettleman Lane	\$ 1,610.	\$ 1,670.
Harney Lane	\$ 830.	\$ 860.
Cluff Ave	\$ 1,170.	\$ 1,210.
Storm Drainage Facilities	\$ 7,910.	\$ 8,200.
Street Improvements	\$ 5,470.	\$ 5,670.
Police Protection Facilities	\$ 1,110.	\$ 1,150.
Fire Protection Facilities	\$ 520.	\$ 540.
Parks & Recreation Facilities	\$ 11,980.	\$ 12,410.
General City Fac. & Prog. Admin.	\$ 6,380.	\$ 6,610.
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Total (without lift stations):	\$ 40,170.	\$ 41,630.
difference:		\$ 1,460.
ENR	4818	4992
% change		3.61%

Development Impact Mitigation Fee Summary

Exhibit B

Fiscal Year 91/92

FY	Project/Fee #	Impact Fee Fund:									
		Total Program	Water			Sewer			& Unencumb. & Unspent		
			Paid	Guarant'd	Approp. & Unencumb.	Encumb. & Unspent	Spent	Paid	Guarant'd	Unencumb. & Unspent	Spent
91/92 Beginning Balance:		\$221,454.48	\$0.00					\$0.00			
<u>Developments which paid fees:</u>											
pre Ord. 1518 developments		\$218,428.30									
# IF91201		\$82,329.10	\$5,165.20					\$1,805.40			
# IF91202		\$408,704.00	\$18,352.00					\$5,704.00			
# IF91203		\$928.00	\$0.00					\$0.00			
# IF91204		\$12,263.40	\$1,350.00					\$210.00			
<u>Projects funded from fees:</u>											
Prelim. Well Site Design					\$50,000.00						
Overize WM/Crossings					\$103.10		\$18,896.90				
G-Basin Fence/Excav.											
SD Trunk line w/Sylvan											
SD System Model											
E-Basin (Westgate) Exp.											
C-Basin Fence relocation											
Hwy 12/LSR @ Sunwest Pl.											
Hwy 12 PSR											
Lower Sec. Prelim. Eng.											
Program Administration											
<u>Adjustments:</u>											
G-area SD reimbursement		(\$105,786.00)									
Interest paid on fund		\$33,792.34	\$220.31					\$1,625.28			
Subtotal:		\$650,659.14	\$25,087.51	\$0.00	\$50,103.10	\$0.00	\$18,896.90	\$9,144.68	\$0.00	\$0.00	\$0.00
Net Revenue (NR):		\$650,659.14	\$25,087.51	\$0.00	\$50,103.10	\$0.00	\$18,896.90	\$9,144.68	\$0.00	\$0.00	\$0.00
Total Obligations (TO):		\$572,784.63	\$25,087.51				\$69,000.00				
Cash (Beg. Bal.+Pd.-Sp):		\$574,512.28	\$6,190.61					\$9,144.68			
End Bal. (Beg. Bal.+NR-TO):		\$299,328.99	(\$43,912.49)					\$9,144.68			

Development Impact Mitigation Fee Summary

Exhibit B

Fiscal Year 91/92

FY	Project/Fee #	Storm Drainage				Streets		Encumb. &	
		Paid	Guarant'd	Approp. 6 Unexpended	Encumb. 6 Unspent	Paid	Guarant'd	Approp. 6 Unexpended	Spent
91/92	Beginning Balance:	\$221,454.48				\$0.00			
	<u>Developments which paid fees:</u>								
	pre Ord. 1518 developments	\$218,428.30							
	# IF91201	reviously paid				\$38,180.60			
	■ IF91202	\$130,448.00				\$128,836.00			
	# IF91203	so.00				\$875.20			
	■ IF91204	so.00				\$9,846.00			
	<u>Projects funded from fees:</u>								
	Prelim. Well Site Design								
	Oversize WM/Crossings								
	G-Basin Fence/Excav.			\$100,432.88	\$6,500.00				
	SD Trunk line w/Sylvan			\$38,956.54					
	SO System Model			\$702.36					
	E-Basin (Westgate) Exp.			\$6,498.86					
	C-Basin Fence relocation			\$0.00					
	Hwy 12/LSR @ Sunwest Pl.							\$829.80	\$91,170.20
	Hwy 12 PSR							\$92,000.00	
	Lower Sac. Prelim. Eng.							\$20,000.00	
	Program Administration								
	<u>Adjustments:</u>								
	G-area SD reimbursement	\$105,786.00)							
	Interest paid on fund	\$26,975.88				\$3,542.24			
	Subtotal:	\$270,066.18	\$0.00	\$146,590.64	\$6,500.00	\$181,280.04	\$0.00	\$112,829.80	\$0.00
	Net Revenue (NR):		\$270,066.18				\$181,280.04		
	Total Obligations (TO):				\$184,784.83				\$204,000.00
	Cash (Beg. Bal.+Pd-Sp):	\$459,826.67				\$90,109.84			
	End Bal. (Beg. Bal.+NR-TO):	\$306,736.03				(\$22,719.96)			

Development Impact Mitigation Fee Summary

Exhibit B

Fiscal Year 91 192

FY	Project/Fee #	Police			Fire					
		Paid	Guarant'd	Approp. & Unencumb.	Encumb. 6 Unspent	Spent	Paid	Guarant'd	Approp. & Unencumb.	Encumb. 6 Unspent
91/92	Beginning Balance:	\$0.00					\$0.00			
	<u>Developments which paid fees:</u>									
	pre Ord. 1518 developments									
	# IF91201	\$10,016.30					\$3,490.00			
	# IF91202		\$58,900.00					\$17,856.00		
	# IF91203	\$26.40					\$26.40			
	# IF91204	\$117.60					\$61.20			
	<u>Projects funded from fees:</u>									
	Prelim. Well Site Design									
	Oversize WM/Crossings									
	G-Basin Fence/Excav.									
	SD Trunk line w/Sylvan									
	SD System Model									
	E-Basin (Westgate) Exp.									
	C-Basin Fence relocation									
	Hwy 12/LSR @ Sunwest Pl.									
	Hwy 12 PSR									
	Lower Sac. Prelim. Eng.									
	Program Administration									
	<u>Adjustments:</u>									
	G-area SD reimbursement									
	Interest paid on fund	\$469.22					\$163.97			
	Subtotal:	\$10,629.52	\$58,900.00	\$0.00	\$0.00	\$0.00	\$3,741.57	\$17,856.00	\$0.00	\$0.00
	Net Revenue (NR):		\$69,529.52					\$21,597.57		
	Total Obligations (TO):					\$0.00				\$0.00
	Cash (Beg. Bal.+Pd-Sp):	\$10,629.52					\$3,741.57			
	End Bal. (Beg. Bal+NR-TO):	\$69,529.52					\$21,597.57			

Development Impact Mitigation Fee Summary

Exhibit B

Fiscal Year 91 192

FY	Project/Fee #	Parks & Recreation					General City				
		Paid	Guarant'd	Approp. & Unencumb.	Encumb. & Unspent	Spent	Paid	Guarant'd	Approp. & Unencumb.	Encumb. & Unspent	Spent
91/92	Beginning Balance:	\$0.00					\$0.00				
	<u>Developments which paid fees:</u>										
	pre Ord. 1518 developments										
	11F91201	\$9,632.40					\$14,239.20				
	11F91202		\$19,344.00					\$29,264.00			
	11F91203	WOO					\$0.00				
	11F91204	\$273.00					\$405.60				
	<u>Projects funded from fees:</u>										
	Prelim. Well site Design										
	Oversize WM/Crossings										
	G-Basin Fence/Excav.										
	SD Trunk line w/Sylvan										
	SD System Model										
	E-Basin (Westgate) Exp.										
	C-Basin Fence relocation										
	Hwy 12/LSR @ Sunwest Pl.										
	Hwy 12 PSR										
	Lower Sec. Prelim. Eng.										
	Program Administration								(\$2,619.31)	\$87,143.04	\$30,476.27
	<u>Adjustments:</u>										
	G-area SD reimbursement										
	Interest paid on fund	\$451.30					\$344.14				
	Subtotal:	\$10,356.70	\$19,344.00	\$0.00	\$0.00	\$0.00	\$14,988.94	\$29,264.00	(\$2,619.31)	\$87,143.04	\$30,476.27
	Net Revenue (NR):		\$29,700.70					\$44,252.94			
	Total Obligations (TO):					\$0.00					\$115,000.00
	Cash (Beg. Bal.+Pd-Sp):	\$10,356.70					\$15,487.33				
	End Bal. (Beg. Bal+NR-TO):	\$29,700.70					\$70,747.06				

RESOLUTION NO. 92-

D R A F T

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A RESOLUTION OF THE LODI CITY COUNCIL
UPDATING DEVELOPMENT IMPACT MITIGATION FEES
FOR ALL DEVELOPMENTS WITHIN THE CITY OF LODI

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WHEREAS, the Lodi City Council has adopted Ordinance No. 1518 creating and establishing the authority for imposing and charging Development Impact Mitigation Fees in the City of Lodi; and

WHEREAS, said ordinance provides for an annual update based on the Change in the Engineering News Record 20 Cities Construction Cost Index; and

WHEREAS, the relationship between new development, the needed facilities, and the estimated cost(s) of these improvements is substantially the same except for inflation as included in the study entitled "Development Impact Fee Study" prepared by Nolte and Associates and Angus McDonald & Associates dated August 1991; and

WHEREAS, the Lodi City Council has adopted Resolution NO. 91-172 establishing Development Impact Mitigation Fees; and

WHEREAS, such information was available for public inspection and review 14 days prior to the public hearing;

NOW, THEREFORE, BE IT RESOLVED by the Lodi City Council that:

1. FEES.

The City Council hereby amends the fees specified in Section 2 "FEES" of Resolution 91-172 as follows:

<u>FEE CATEGORY</u>	<u>FEE PER RESIDENTIAL ACRE EQUIVALENT (RAE)</u>
<u>City-Wide Fees</u>	
1. Water	\$ 5,920.00
2. Sewer	\$ 1,130.00
3. Storm Drainage	\$ 8,200.00
4. Streets	\$ 5,670.00
5. Police	\$ 1,150.00
6. Fire	\$ 540.00
7. Parks and Recreation	\$12,410.00
8. General City Facilities	\$ 6,610.00

FEE CATEGORY

FEE PER RESIDENTIAL ACRE EQUIVALENT (RAE)

Supplemental Specific Area Fees

A. Kettleman Lane Lift Station	\$ 1,670.00
B. Harney Lane Lift Station	\$ 860.00
C. Cluff Avenue Lift Station	\$ 1,210.00

2. All resolutions or portions of resolutions setting amounts for such Development Impact Mitigation fees are repealed. All other provisions of Resolution 91-172 remain in effect.

3. EFFECTIVE DATE

The Development Impact Fees adopted in this Resolution shall take effect 60 days after adoption. For projects in which fees have been deferred under the terms of a public improvement agreement per Lodi Municipal Code Section 15.64.040(E), these fees shall be effective one year from the date of the agreement.

Dated: _____, 1992

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I hereby certify that Resolution No. 92-_____ was passed and adapted by the Lodi City Council in a regular meeting held November 18, 1992 by the following vote:

Ayes : Council Members -

Noes : Council Members -

Absent: Council Members -

Alice M. Reimche
City Clerk



CITY OF LODI

CARNEGIE FORUM

305 West Pine Street, Lodi

OTICE OF PUBLIC HEARING

Date: November 18, 1992

Time: 7:30 p.m.

For information regarding this Public Hearing
Please Contact:

Alice M. Reimche

City Clerk

Telephone: 333-6702

NOTICE OF PUBLIC HEARING

November 18, 1992

NOTICE IS HEREBY GIVEN that on Wednesday, at the hour of 7:30 p.m., or as soon thereafter as the matter may be heard, the City Council will conduct a public hearing to consider the following matter:

- a) to consider update of Development Impact Mitigation Fees.

Background information regarding this matter is on file in the City Clerk's office and can be reviewed by the public during regular business hours.

All interested persons are invited to present their views and comments on this matter. Written statements may be filed with the City Clerk at any time prior to the hearing scheduled herein, and oral statements may be made at said hearing.

If you challenge the subject matter in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice or in written correspondence delivered to the City Clerk, 221 West Pine Street, at or prior to the Public Hearing.

By Order Of the Lodi City Council:

Alice M. Reimche
City Clerk

Dated: November 4, 1992

Approved as to form:

Bobby W. McNatt
City Attorney